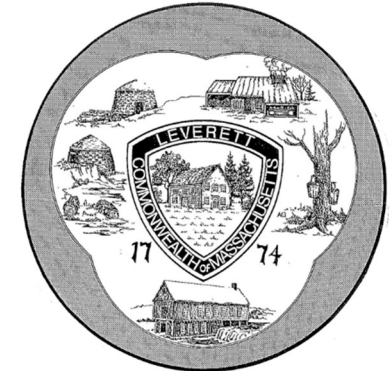


Town of Leverett

Valuation and Tax Summary

Fiscal Year 2024



How Your Tax Dollars Are Spent

Services/Departments	Budget (%)	Budget (\$)
General Government	9.84%	\$669,165.00
Public Safety	6.92%	\$613,248.00
Education	58.82%	\$4,502,312.00
Public Works	11.01%	\$542,007.00
Human Services	0.36%	\$22,742.00
Culture & Recreation	1.20%	\$119,057.00
Debt Service	7.47%	\$341,462.00
Employee Benefits	3.86%	\$160,032.00
Other Insurance	0.52%	\$200,590.00
TOTAL TO BE SPENT	100%	\$7,170,615.00

Valuations by Property Class

Property Class	Amount	Valuation
Mixed Use	2	25,113,100
Single Family	655	283,308,200
Condo	4	1,154,300
Mobile Home	29	7,753,900
Two Family	34	13,400,500
Three Family	0	0
Apartment	1	415,200
Vacant Land	208	13,849,400
Open Space	0	0
Commercial	5	1,391,300
Industrial	12	657,000
Personal Prop	17	45,006,820
Forest (CH61)	79	694,418
Agriculture (CH61A)	19	68,424
Recreation (CH61B)	56	702,735
TOTAL TAXABLE	1,121	393,515,297
Exempt Property		26,343,200
TOTAL TAXABLE & EXEMPT		420,512,259

Approximate Cost of Services for the Average Homeowner

Town Service	Average Taxes
General Government	\$634.52
Public Safety	\$581.50
Education	\$4,269.23
Public Works	\$513.95
Human Services	\$21.56
Culture & Recreation	\$112.89
Debt Service	\$323.79
Employee Benefits	\$151.75
Other Insurance	\$190.21
TOTAL AVERAGE TAX BILL	\$6,799.40

(Based on average single family home valuation of \$432,532)

History of Valuations

Fiscal Year	Valuation	Tax Rate	Tax Levy
2024	393,515,297.00	15.72	6,186,060.47
2023	372,671,388.00	16.02	5,970,195.64
2022	304,634,462.00	18.84	5,739,313.27
2021	286,207,764.00	19.73	5,646,879.19
2020	271,439,014.00	20.49	5,561,785.40
2019	258,480,862.00	20.89	5,399,665.20
2018	252,509,818.00	21.05	5,315,331.67
2017	253,947,739.00	20.95	5,320,205.14
2016	251,571,490.00	20.41	5,134,574.11
2015	250,103,806.00	19.88	4,972,063.66
2014	251,806,382.00	19.20	4,834,682.54
2013	251,110,699.00	18.66	4,685,725.64
2012	250,016,571.00	17.77	4,442,794.47
2011	262,869,325.00	16.20	4,258,483.07
2010	260,983,979.00	15.80	4,123,546.87
2009	258,578,089.00	15.40	3,982,102.57

Prepared by

The Board of Assessors

James Staros – Chair

Catherine Ford – Member

Sam Black – Member

Adam Hemingway – Associate Assessor

Linda Bevan – Administrative Assessor

413.548.4945

assessors@leverett.ma.us

THE ROLE OF ASSESSORS IN MUNICIPAL FINANCE

In Massachusetts, assessors are either appointed or elected to three-year terms. The assessors' primary responsibility is to value all real estate and personal property subject to taxation. Assessed valuations are based on "full and fair cash value" as of the January 1st preceding each fiscal year.

In order to maintain assessments at or near market value, the assessors regularly compare property valuations with the selling prices of properties that have sold. Assessment-to-sale ratio statistics are analyzed to determine the median assessment level, as well as assessment uniformity.

No valuation methodology can accurately predict what a property will sell for. A secondary role of the assessors is to generate equitable assessments. To that end, we continually strive to maintain an accurate property database and refine valuation tables and formulas that yield both equitable and explainable assessments.

ABATEMENTS

All taxpayers have the right to file for an abatement of their taxes if they believe that their property has not been valued fairly. Information regarding applications and deadlines to file for abatements is printed on tax bills and can be obtained by contacting the assessors. Applicants should present compelling evidence to support a claim of overvaluation.

EXEMPTIONS

An exemption releases a taxpayer from the requirement to pay all or part of their property tax obligation. Exemptions are available to charitable organizations (*e.g.*, 501(c)(3) entities) and those individuals who meet the various requirements in the following categories:

- Elderly
- Blind
- Minor children of police / firefighters killed in the line of duty
- Disabled veterans
- Widows or widowers
- Orphaned minor children

DEADLINES

Applications for abatements must be received by the assessors, or postmarked, within thirty days of the date of the actual (not preliminary) tax bill mailing. Preliminary bills are not eligible for abatement.

Applications for personal exemptions are due on April 1st, or within three months of the mailing date of the actual (not preliminary) tax bill.

APPEALS

If you are not satisfied with the action taken by the assessors regarding your request for abatement and/or exemption, you have the right to appeal to the State Appellate Tax Board:

100 Cambridge St #200
Boston, MA 02114
617.727.3100

Summary of Appropriations and Revenue

APPROPRIATIONS & OTHER EXPENDITURES

Town Meeting Appropriations	7,856,875.39
Cherry Sheet Offsets	182,496.00
Debt and Interest Charges	0.00
Snow and Ice Deficit	0.00
Misc. Deficits to be Raised	0.00
State and County Charges	34,315.00
Abatement & Exemption Allowance	42,298.47
TOTAL	8,115,984.86

ANTICIPATED REVENUE

Property Tax Levy	6,186,060.47
State Distribution - Education	
Chapter 70	396,968.00
Charter Tuition Reimbursement	300.00
School Choice Receiving Tuition	176,492.00
State Distribution - General	
General Government Aid	213,385.00
Exemption Reimbursements	4,839.00
State Owned Land	28,002.00
Veterans' Benefits	358.00
Public Libraries	6,004.00
Non-Property Tax Revenue	
Motor Vehicle Excise	205,000.00
Other Excise – Meals	2,000.00
Other Excise – Room	1,000.00
Penalties – Taxes and Excise	32,500.00
Fees	12,500.00
Solid Waste Fees	62,250.00
PILOT	750.00
CPA	293,292.00
Licenses and Permits	8,000.00
Fines and Forfeits	1,000.00
Investment Income	5,000.00
Medicaid Reimbursement	10,000.00
Misc. Recurring	77,316.00
Misc. Non-Recurring	0.00
Other	
Stabilization Fund	265,000.00
Fiber Optic Fund	10,000.00
Bond Premium Reserve	1,744.88
Free Cash	116,223.51
TOTAL REVENUE	8,115,984.86